



**STAGS**

25 Foxholes Hill, Exmouth, Devon EX8 2DG

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A four bedroom semi detached property situated in one of the most desirable areas of East Devon with spectacular sea views.

Exmouth Train Station 1.7 Miles / Exeter 12.7 Miles

• Available April • Four Bedrooms • Open Plan Kitchen/Dining Room • Stunning Sea Views • Garden and Garage to Rear • Parking for Two Cars • Deposit: £3173 • Council Tax Band E • Pet Considered • Tenant Fees Apply

**£2,750 Per Calendar Month**

01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)

## DESCRIPTION

A four bedroom semi detached property situated in one of the most desirable areas of East Devon with spectacular sea views. The property comprises open plan kitchen/dining area, sitting room, snug, family bathroom and ground floor shower room. Outside; gardens to the front and rear with parking for two cars and garage. Available April. Pet Considered. EPC E. Council Tax Band E. Tenant Fees Apply.

## ACCOMMODATION

Front door opens into -

### ENTRANCE HALLWAY

Coat hooks and shelving. Door to -

### DOWNSTAIRS SHOWER ROOM

Shower, low level WC and wash hand basin. Mirrored cabinet, heated towel rail and obscure window to the side aspect.

### HALLWAY

Window to the front aspect, radiator and understairs cupboards and drawer units. Doors to -

### SITTING ROOM

**13'5" x 13'9"**

Working open fireplace with mantle over. Cupboards and shelving in alcoves. Patio doors to front patio area and radiator.

### SNUG

**13'5" x 11'5"**

Cupboard and shelving in alcoves, patio doors to the open plan kitchen/dining room.

### OPEN PLAN KITCHEN / DINING ROOM

**25'11" narrowing to 13'5" x 20'8" narrowing to 10'**

Breakfast bar, cupboards and drawer units. Electric Aga with extractor over and built in oven with four ring electric hob with extractor. Integrated dishwasher, fridge/freezer and washer/dryer. Belfast sink with mixer tap. Larder with shelving and housing boiler. Two sky lights, windows and bifold door to rear garden.

From the hallway stairs lead to -

## FIRST FLOOR

Landing with doors to -

### BEDROOM ONE

**12'1" x 12'1"**

Patio doors out to balcony and electric radiator.

### BEDROOM TWO

**11'9" x 11'5"**

Window to the rear aspect and radiator.

### BEDROOM THREE

**8'10" x 7'10"**

Built in bed unit and cupboard. Electric radiator and window to the front aspect.

### BATHROOM

Bath with separate shower, low level WC and wash hand basin set in vanity unit. Mirrored cabinet, heated towel rail and obscure window to the rear.

From the landing stairs lead to -

## SECOND FLOOR

### BEDROOM FOUR / STUDY

**18'8" narrowing to 12'1" x 10'9"**



Velux windows x 2, window to the side and storage in alcoves. Electric radiator.

### OUTSIDE

Front and rear garden with patio and lawn areas. Garage to the rear with two allocated parking spaces. On street parking also available.

### SERVICES

Mains gas, electric and water. Council Tax Band E.

Broadband: Ultrafast upload speed 1000 Mbps / download speed 200 Mbps

Phone Coverage: EE / Vodaphone Strong  
Provided by Ofcom.

### LETTING

The property is available to let on a assured shorthold tenancy, long term, unfurnished and is available April. RENT: £2750 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £2775. DEPOSIT: £3173, returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

### HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other

Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

### TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

### RENTERS RIGHT ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lr\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lr_roadmap.pdf)





**IMPORTANT:** Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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 rentals.exeter@stags.co.uk



@StagsProperty



| Energy Efficiency Rating                    |            | Current | Potential               |
|---------------------------------------------|------------|---------|-------------------------|
| Very energy efficient - lower running costs | (92-100) A |         |                         |
|                                             | (81-91) B  |         |                         |
|                                             | (69-80) C  |         |                         |
|                                             | (55-68) D  |         |                         |
|                                             | (39-54) E  | 50      |                         |
|                                             | (21-38) F  |         |                         |
|                                             | (1-20) G   |         |                         |
| Not energy efficient - higher running costs |            |         |                         |
| England & Wales                             |            |         |                         |
|                                             |            |         | EU Directive 2002/91/EC |